135.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,200 / 734,200
					USE VALUE:	734,200 / 734,200
					ASSESSED:	734,200 / 734,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENIGER BARBARA J
Owner 2:	
Owner 3:	
Street 1:	57 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHILLIDAY ROBERT W/TRUSTEE -
Owner 2:	ROBERT SHILLIDAY TRUST -
Street 1:	57 SPRING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Wood Shingle Exterior and 1140 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6938.000	231,700		502,500	734,200
Total Card	0.159	231,700		502,500	734,200
Total Parcel	0.159	231,700		502,500	734,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 644.04 /Parcel: 644.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86640

GIS Ref

GIS Ref

Insp Date 09/30/17

!10486!

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,700	0	6,938.	502,500	734,200		Year end	12/23/2021
2021	101	FV	224,000	0	6,938.	502,500	726,500		Year End Roll	12/10/2020
2020	101	FV	224,000	0	6,938.	502,500	726,500	726,500	Year End Roll	12/18/2019
2019	101	FV	189,200	0	6,938.	471,100	660,300	660,300	Year End Roll	1/3/2019
2018	101	FV	189,200	0	6,938.	389,400	578,600	578,600	Year End Roll	12/20/2017
2017	101	FV	189,200	0	6,938.	358,000	547,200	547,200	Year End Roll	1/3/2017
2016	101	FV	189,200	0	6,938.	326,600	515,800	515,800	Year End	1/4/2016
2015	101	FV	177,700	0	6,938.	320,400	498,100	498,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:47:28

LAST REV

Date	Time
10/10/17	09:09:42
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10486

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHILLIDAY ROBER	47957-301		8/9/2006		410,000	No	No		
SHILLIDAY ROBER	44589-492		1/31/2005	Family	1	No	No		
SHILLIDAY ROBER	30578-122		8/24/1999	Convenience	1	No	No		N

USER DEFINED

Prior Id # 1:	86640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	163	PATRIOT
2/5/2009	Measured	372	PATRIOT
11/28/2006	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6938		Sq. Ft.	Site		0	80.	0.91	9									502,511						502,500	

Total AC/HA:	0.15927	Total SF/SM:	6938	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	502,511	Spl Credit		Total:	502,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	89901
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353495
Depreciation:	121779
Depreciated Total:	231716

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

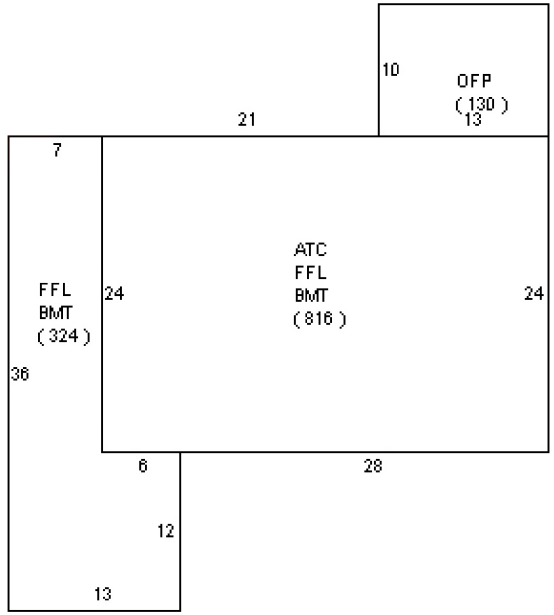
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	85.94
Final Total:	231700	Val/Su SzAd	162.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,140	44.100	50,274
FFL	First Floor	1,140	147.000	167,580
ATC	Attic	286	147.000	41,983
OFP	Open Porch	130	28.900	3,757

Net Sketched Area:	2,696			Total:	263,594
Size Ad	1425.6000	Gross Area	3226	FinArea	1140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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